

# Stretton on Dunsmore

## Parish Plan 2012





## *Message to the Residents of Stretton on Dunsmore from the Chairman of the Parish Council*

### *Foreword*

I am pleased to present this revision of the Parish Plan for our community. As well as keeping up to date with general changes, this version of our plan reflects the new Rugby Borough plan that was recently adopted.

Our plan is an important factor in determining the future of our village and the surrounding area that makes up the parish of Stretton on Dunsmore. It will help to ensure that this parish, of which we are justifiably proud, remains a vibrant community and as attractive a place to live in the future as it is now.

The original version of this plan was the result of extensive consultation within the parish over a two-year period. This version is a comparatively minor update of the main two sections of the Stretton on Dunsmore Parish Plan:

#### **Village Design Statement (VDS)**

This is the design policy for the parish and includes Design Guidelines. These are the village planning policies considered when planning applications are being evaluated by the Parish Council and Rugby Borough Council's planning department. The VDS will continue to be refined and updated over the months and years to come; nothing stands still.

#### **Policy Statement**

This is the overall policy statement of Stretton on Dunsmore Parish Council. Its purpose is to formalise and give high level structure to Parish Council policy, built on the VDS.

The original village plan was accompanied by a formal Action Plan. This was a separate document designed to provide the focus needed in early years of the village plan to help the Parish Council put the agreed policies into action. With the maturing of the village plan and many actions completed, the Parish Council now uses its normal business processes to continue to monitor the plan and undertake actions as needed. The Parish Council will continue to consider all suggested actions and prioritise those that are agreed.

The VDS and Policy Statement will develop and change as our needs and wishes change. They will be formally updated again when the volume and/or importance of change makes this justified. The village plan remains as our opportunity to make our voices heard. I thank all of you who have contributed to the initial version and to this update.

The Stretton on Dunsmore Parish Plan has been produced by our community for our community. It shows the issues that are important to us and how the Parish Council plans to address those issues. It is, and must continue to be, a reflection of the wishes of residents of this parish. In order to achieve that, it is vital for residents to continue to inform us of those wishes whenever possible. If you have a proposal that you would like the Parish Council to consider, you can attend a Parish Council meeting to give us your views. Alternatively you can write or e-mail to the Parish Clerk. We do want to hear from you and we do take your feedback very seriously indeed. This Plan is the product of extensive consultation and we would like to build on that involvement by the residents of Stretton on Dunsmore, so please do keep your comments coming.

I commend this document to you and look forward to working together as a community to protect and enhance this parish.

*John Simmonds*

Chairman

For more information on the status of this document, or to obtain a large print version, please contact:

Clerk to the Parish Council  
clerkstrettonondunsmore@yahoo.co.uk

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The Village Design Statement

## What is a Village Design Statement?

The Village Design Statement (VDS) provides a description of the natural and man-made features of Stretton on Dunsmore that are regarded by members of the community as distinctive. It also contains a description of the features of the parish which are known but not welcomed and which the community as a whole would wish to be addressed.

The document has been compiled from a variety of sources: known and researched history, public records, a local survey and photographic record and (most importantly) by consultation with the parish residents in open meetings, focus groups, a web forum and liaison with existing activity groups. The VDS seeks to express a variety of opinion without prejudice but highlights the majority belief to the extent that this is discernable within the community.

The VDS does not itself address solutions to contemporary or community issues nor does it provide invariable constraints on planning or development but it does contain guidelines and a framework for design that will subsequently be adopted within the Parish Plan (PP).

## The Role of the Design Document in the Planning Process

The Village Design Statement should be considered as a reference to ensure that any future development and change is managed to respect and preserve the character and distinctiveness of the parish. It should thus contribute positively to protecting and enhancing the qualities valued by the inhabitants of Stretton on Dunsmore.

The role of the VDS is to guide those developing the parish plan (and anyone considering public works or approvals) by providing a descriptive framework on the distinctive features that have shaped our village in the past and those which are viewed as important today. It represents a distillation of views of parish residents that can be referred to by architects and builders and by parish and district councils when considering private planning applications. The VDS was formally adopted by the Stretton on Dunsmore Parish Council as Supplementary Planning Guidance.

## Location

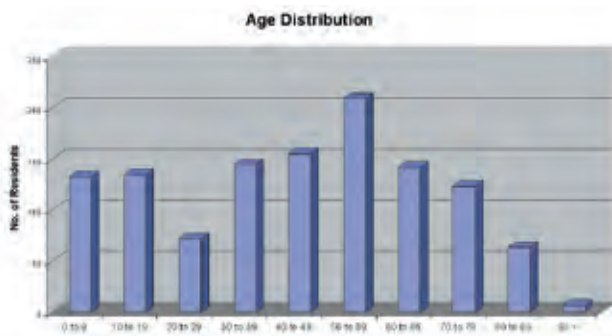
The parish of Stretton is situated in Warwickshire, virtually equidistant between Coventry, Rugby and Leamington Spa, and lies on Dunsmore Heath as shown on the inset map.

The parish currently lies in the ward of Dunchurch and Knightlow and in the Kenilworth and Southam constituency. Boundary change proposals would return Stretton to the Rugby constituency and place it in the Dunsmore ward.



## Population

At the start of the 21st century Stretton on Dunsmore had a population of 1160 (942 adults, 218 children) based upon the 2001 census and 2003 electoral roll respectively. Recent updates have indicated very little change in numbers during the first decade of the new millennium. There are 490 properties in the parish; of these properties 65% are located within the formal village boundary.



**2001 Census:** 46% of Stretton residents are over 50 years of age. Only 18% of villagers are between 20 and 39, whilst 30% are between 50 and 69. Whilst care must be taken with the interpretation of such statistics the figures do suggest that younger people tend to move away from the parish and that the parish is attractive to an older generation.

Village Overview

**2001 Census:** The majority (435 or 78%) of economically active residents are employees, whilst 91 (16%) are self employed. Stretton has a large number of people (299) employed in what the Census Office describes as ‘professional’ occupations. This represents 54% of the 551 in employment. Service Industries employ 56 people (10%).

**2001 Census:** 15% of villagers are retired and 19 residents are permanently sick or disabled. These 19 people represent 2.5% of the overall parish population, but over 3% of adults.

Stretton is situated in ‘leafy’ Warwickshire on a high moor (Dunsmore Heath), overlooking Coventry to the west. The village is bounded by the A45 to the north and divided by the Roman Fosse Way which passes close to the village centre.

## Surrounding Countryside

The parish is in the Green Belt in the Countryside Agency’s Dunsmore and Feldon character area that is typified by trees, small fields and hedgerows, although modern agriculture’s desire for larger, more open fields, is having some effect. The soil is chiefly glacial gravel and heavy clay and the village is surrounded by fields used for grazing and arable crops. The landscape is pleasantly undulating and a tributary of the River Leam rises nearby and passes through the village centre. The current Rugby Borough Core Strategy (June 2011) shows Stretton is within the Princethorpe Woodland Biodiversity Opportunity Area, identified as a focus for strategic Green Infrastructure enhancement.



## Landscape Setting

## Village Layout

Stretton is a horseshoe shaped village surrounded on all sides by pleasant farmland with fields, hedges, mature trees, coppices and a wood. Sheep and horses graze in the fields and various crops are grown. To the north of the village lies the A45 London Road, a dual carriageway linking Coventry and Birmingham to the M45.

The Fosse Way runs through the eastern side of the village and beyond that lies a very attractive river valley running parallel to Rugby Lane, with a bridleway continuing towards Limekiln Farm.



To the southern side of the village the Church stands on a hill so that the tower is visible from all around as a fine and ancient symbol of the settlement.

Stretton Brook rises in the village at Well Head (west of the junction of Brookside and the Fosse) flowing along Brookside, through the centre of the village and then along a valley to the south. It is joined by Lime Kiln Brook (from south of Rugby Lane) before passing through fields beside the Coffin Walk to Princethorpe.

To the west lies farmland and winding lanes leading to the Oxford Road (the A423) and Bull & Butcher Wood.



## Approaches to the Village



**Freeboard Lane** is a narrow, single track lane which is unusually straight for the first half mile (causing concern over speeding). About half way along its length most traffic bears right into Plott Lane and enters a very narrow section of road, between high hedges, leading downhill past the old Methodist chapel to the start of the built up area.



A further approach to the village via **Fineacre Lane** from Banbury Road runs gently downhill between field hedges on both sides. The carriageway is single track with passing places provided only by field gates along its length. As the lane reaches the village boundary the gradient lessens, the verges become wider and the road takes a sudden turn to the left and up a 100m climb behind the church to the top of Church Hill. The lane then drops down steeply to the village centre past the Church, the old Vicarage and the Village Hall.



**School Lane** approaches the village from its junction with the A45 and as the name implies, first passes the school grounds on the right before entering the village boundary and starting the descent into the village centre. The school was once located at the bottom of the hill but was relocated to its present position on the boundary of the village. Houses now stand on the original site. Access from the A45 has been limited to the westbound carriageway since the central reservation was closed in the mid 1990's. Access to the A45 is similarly limited to traffic heading west.

The **Fosse Way** passes through the village rather than forming an approach to it. The significant features from the north are the double bends just before the village boundary and from the south the dip as the road crosses the Rugby Lane valley and leads on up to Bartlett's Hill.



**Rugby Lane** is accessible from a sharp turn on the A45 westbound carriageway approximately 1km east of the village centre and is a single track road without passing places. This quiet lane winds past two farms before reaching the village boundary where some 30 houses line the approach to the junction with the Fosse.

**Frankton Lane** is a pleasant downhill run of approximately 1km

from the villages of Frankton and Bourton. It is a narrow country lane with high hedgerows and embankments in places. At the bottom of the lane and on the junction with the Fosse sits a well-established garage business. Crossing over the Fosse, Knob Hill leads to the village centre.







**Brookside** leads from the Fosse at Well Head along the path of the brook. The approach to the village centre is signalled by an attractive row of older cottages on the left and the Oak & Black Dog pub opposite the bus shelter.



The approach roads all meet in the centre of the village where a **central green area** is surrounded by a number of notable properties within the conservation area. The 'green' is dissected by Stretton Brook over which stands a feature brick bridge.



## History

Included here is a brief outline of the history of the parish from first settlement to the present day. The parish boasts an active history society and a great deal of research has been completed into ancient and recent history. As part of the millennium celebrations a considerably more comprehensive history of the village was published entitled 'Stretton on Dunsmore: the Making of a Warwickshire Village. (ISBN 0953746208.) This limited edition print was distributed to all children of the parish and bought by many residents. It is a valued asset of the community.

### First Settlement

There has been a settlement at Stretton on Dunsmore for at least a thousand years and probably much longer. The village name is Anglo-Saxon and the wedge shape, surrounded by fields, is typical of such settlements. It is however possible that there was an earlier settlement here beside the important Roman Fosse Way.

The very first settlers cleared the forest to create open spaces for grazing and agriculture thus beginning the process that has led to the landscape we see today. The precise site of Stretton was determined by the spring of fresh water that rises in a field north of the village and continues as the delightful brook that runs through the village.

The first concrete evidence of Stretton's existence comes from the Domesday survey of 1086, but it is clear from the entry that there was already an established Anglo-Saxon village here then.

### The Middle Ages

The earliest physical evidence of human settlement in Stretton is found close to the spring already mentioned: humps in the field to the west of Brookside and north of the village probably represent old buildings. A row of old cottages on a lane called Well Head close by survived into the twentieth century; these ran along what is now a footpath leading off Brookside. Gradually the village expanded southwards and the current centre was established near the original manor house. Fields were ploughed in a way that led to 'ridge and furrow' patterns that were still visible in the 1930s, but have now largely disappeared.

### Seventeenth and Eighteenth Centuries

Increasing prosperity led to the building of fine half-timbered houses, some of which survive today: Moor Farm is a good example that has seen some restoration.

Later brick houses were added; the Georgian-front of the old Vicarage is a fine example.

Common land in Stretton was enclosed in 1704. This had a major impact on the layout of the countryside around Stretton, with smaller fields replacing the previous three-field strip system. The farms and fields established then still surround the village today: Church Farm, Manor Farm and Moor Farm. The enclosure also affected the village itself, a hamlet called The Plott being set up for labourers on Plott Lane. Although one cottage remains, The Plott has now virtually disappeared but a cast iron water pump still stands on the verge to commemorate the settlement.

### Nineteenth and Twentieth Centuries

During Victorian times the population contracted slightly as agriculture became mechanised and workers migrated to manufacturing towns nearby. Gravel pits, a limekiln and brickworks were active and gypsum was mined off School Lane. More brick housing was added to the village and some larger shops were established, including a grocer on the Green (now Hallmark) and a bakery (now the current village shop and Post Office), a butchers and a cobbler.

In the nineteenth century Stretton was self sufficient in many ways. People did not travel outside the parish for much and there were tradespeople providing a wide range of services. By 1841 there were 2 butchers, a grocer and a draper. Stretton has had a Post Office since 1838. Over the next 100 years the services available gradually expanded to include more shops such as a bakers, haberdashers and sweet shop as well as a shoe shop and repairers and a fish and chip shop. There were coal merchants and sawmills and a market garden too. Even a dairy opened in the 1950's but by the 1980's the thriving commercial centre had fallen victim to the motor car and many of the businesses had closed.

Farming is, as it always has been, an important part of Stretton, but the natural resources of the area also ran to sand and gravel, with the first recorded gravel pit showing on the 1763 maps of the parish. Gypsum was also mined in the parish until the early 1900's and the legacy of the workings was seen as recently as 1998, when a large hole appeared following the Easter Floods. Limestone has also been quarried in the locality and brick and tile works also operated in the 18th and 19th centuries.

The twentieth century brought cars and buses that enabled villagers to work in neighbouring towns and led to the arrival of commuters seeking to live in the country. New housing was built by the council and private developers, producing the largest change since the enclosures as estates sprang up around the parish.

Stretton is a nucleated, horseshoe shaped village. The overall effect is of an historic village community integrated with residential estates added in the twentieth century.

The parish can be split into several distinct areas of residential appearance:

- Church Hill and the Village Centre, which is the majority of the Conservation Area marked in red in the plans below. In 2009, Rugby Borough Council undertook an appraisal of the conservation area and concluded that it was “in a generally good condition”.
- Squires Rd - Roberts Close - Croft Close - Orchard Way - bottom of Plott Lane.
- Brookside east - Knob Hill - Paddocks - Kaysbrook Drive.
- Rugby Lane-Fosse Way-Frankton Lane-Freeboard & Fineacre lanes-Oxford Rd-top of Plott Lane
- School Lane - Hill Crescent - Moor Farm Close.
- London Rd.
- Meadow Close.
- Manor Drive and Brookside west.

## Settlement Pattern

Development in the twentieth century can be seen in relation to the decade in which it took place depicted in the following diagrams:



**Pre 1940's** Population 643



**1940's** Population 883

Legend  
**Grey-** existing development  
**Blue-** development in given decade



Rugby Lane



**1950's** Population 929

Legend

**Grey-** existing development

**Blue-** development in given decade



Hill Crescent leading to Croft Close



**1960's** Population 1204

Legend

**Grey-** existing development

**Blue-** development in given decade



Orchard Way



**1970's** Population 1250

Legend

**Grey-** existing development

**Blue-** development in given decade



Squires Road



**1980's** Population 1160

Legend

**Grey-** existing development

**Blue-** development in given decade



Kaysbrook Drive

It can be seen from these thumbnails that significant development has taken place between 1940 and 1980 but little in recent years. A significant number of villagers are of the view that the village has largely reached its capacity in terms of schools, transport and sustainable size.

*The  
Village  
Today*



### Areas of the village

-  Village boundary
-  Conservation area
-  Green Belt



## Housing Stock

There are some 490 properties within the Stretton on Dunsmore parish. Houses are mainly of brick and tile construction not exceeding two storeys. There are a significant number of single storey properties in the parish.

**2001 Census:** 55% of parish properties were detached. 86% of properties in the parish were owned either outright or with a mortgage. The balance were rented, predominantly from the council (49 properties or approximately 10% of total properties). There were 17 privately rented properties.

## Roads and Transport

Early in the new millennium, there was the threat of a massive new airport near Stretton on Dunsmore which would have had potentially devastating impact on the local environment. Although the Aviation White Paper of 2003 killed this particular proposal, nearby Coventry Airport did expand considerably. Stretton's proximity to Coventry Airport places it within the airport safeguarding zone and when new passenger flights started, residents raised concerns about increased noise and pollution from these flights. These flights proved relatively short-lived for commercial reasons but the current airport operators have stated their intent to resume expansion. Concern therefore continues about these developments and their impact, including noise (especially at night), road congestion, local air quality and impact on the landscape.



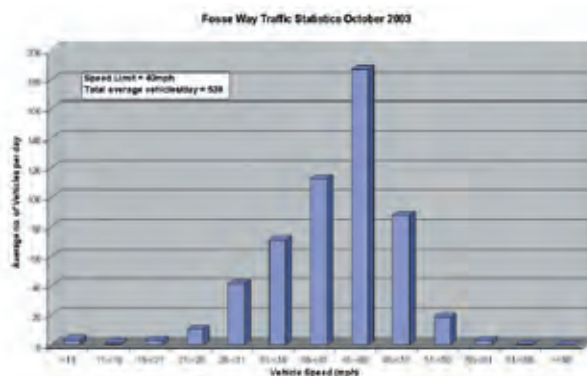
In and around the parish, walking and cycling should be encouraged, for example through maintenance of the network of footpaths and 'bicycle friendly' facilities. This might help to slow the growth in problems the parish encounters from road traffic and parking, which are described in the following sections.

The absence of main roads through the centre of the village has been one of its main attractions and whilst it is unlikely that major through roads will be developed, the improvement schemes for surrounding highways have been observed to have an effect upon local traffic patterns and must be considered a threat to current levels of road usage. For example the closure of access to School Lane from the eastbound A45 has increased inbound traffic along Plott Lane. The volume of traffic

on the A45 has increased the hazard of slowing to negotiate the concealed turn into both Rugby Lane and School Lane from the westbound lane. The closure of Dyers Lane off the Fosse (to the north of the A45) has significantly increased the round trip distance to nearby Wolston village.

## Traffic Speed and Volumes

The A45 and Fosse Way carry significant amounts of traffic. When the speed limit on the Fosse Way was 40mph, about half of all traffic exceeded it, as shown in the accompanying chart. This resulted in the introduction of traffic calming measures and a reduction of the speed limit to 30mph. These initiatives have had some success in reducing traffic speed although some drivers on the Fosse behave as though there is no mini-roundabout at the Brookside junction.



The amount of traffic using the smaller lanes within the parish is believed to be growing over time although no statistics exist to support this view.

## Traffic Noise

Tyre noise can be reduced considerably through use of low-noise road surface. The proximity of houses to the A45 for the length of its run through the parish means that low-noise surface should be used. Yellow hazard lining on the approach to the A45 island from both directions decreases speed but adds to the low frequency rumble to be heard throughout many parts of the parish.

Prior to the 1970s a natural sound curtain in the form of a row of mature elm trees screened the village from some noise. Consideration could be given to replanting with a view to noise mitigation.

## Traffic Safety

Stretton on Dunsmore is subject to an urban speed limit of 30 mph in most of the built up area, now including the Fosse as it passes through the village. Traffic volumes and the topography of the Fosse - with the unsighted brow of Bartlett's Hill, the junctions of Frankton Lane, Rugby Lane, Knob Hill, Brookside and Meadow Close, the presence of a school crossing patrol during term time, and the close proximity of the playing fields - mean that continued vigilance is needed.

Many of the original roads through the parish are narrow and contain right angle bends. Whilst there are not many properties which would prevent improvements, the current width and layout of roads in the centre of the village is generally seen as an asset that naturally calms traffic and which should be maintained. There is concern about the standard of maintenance of these lanes, with increased problems of potholes, poor drainage and subsidence. Road quality should be high even though the capacity and speeds are not increased.

In focus groups and village meetings the absence of overt traffic calming measures, excessive street furniture and painted road markings is a significant feature of parish life and appreciated by the majority.

Street lighting is typically sodium orange of a reasonable standard in most areas. In many cases lighting is hosted upon telegraph poles which therefore serve a dual purpose. Lighting along the Fosse is to Highways Agency standards and necessarily more intense. High level, high density lighting installed on the roundabout at the junction of the Fosse and the A45 creates light pollution which affects Meadow Close, the Fosse and the elevated parts of the parish. Wherever possible, light pollution should be minimised in order to protect the rural nature of the village.

The parish is popular with cyclists and walkers, particularly in the summer. Several horses are stabled nearby, and their riders use the roads through and around the parish. There are numerous footpaths leading out of the village and a map of the most popular routes may be found outside the Village Store.

## Car Parking

**2001 Census:** 52% of households have two or more cars whereas 13% have no car. The total number of cars in the village is approximately 750.

Car parking has been a concern for some residents although views are mixed as to the desirability of potential solutions. Many of the older properties in the village centre rely on street parking. The village shops generate a short term parking demand during the day and the two public houses attract custom from outside the village at lunchtime and in the evenings. The location of the village hall and the church in the heart of the village can also lead to congestion at peak times. Street parking along Brookside is possible and generally considered to be acceptable, if not entirely desirable. Parking in front of the village green railings is possible but frequently double parked and can cause a hazard to through traffic. Parking outside of properties adjacent to the public houses does cause concern to a small number of residents although it should be noted that parking restrictions in these areas would be unpopular with the majority. A recent trend to parking partly upon the pavement to avoid obstructing other road users causes difficulty and danger for pedestrians and is almost universally disliked.

Campaigns to promote considerate parking are considered the most effective approach to reducing tension.

Street parking is common in other parts of the village and causes similar anxieties. In these areas the causes are less well defined as generally there exists a supply of garages equal to one per household. It is possible that garages are used for additional storage and not available for vehicle use or simply that the increase in two or more car households accounts for the surplus vehicles. In a similar manner to the centre of the village, parking across the pavement and decreased access are the major causes of tension.

The volume of traffic created by the 'rush hour' and 'school run' has been highlighted by a number of residents living in the vicinity of the school. The increased catchment area of the school takes in local villages and spawns the requirement for school drops to be made by car. The increase in dual working parents, together with genuine safety concerns has led many parents to drop off their children on their way to the parental workplace. The entrance to the school grounds via Hill Crescent is narrow and not suitable for the volume of traffic which uses it daily. In addition, school coaches deliver and collect from the school each day - negotiating both the access road and school grounds with difficulty.

## Public Transport

The village has a bus service to Coventry, Rugby and Leamington. The route follows Brookside and School Lane. The main village bus stop is outside the Oak and Black Dog Public House. School buses follow a similar route, also enabling use of the additional bus shelter recently constructed at the Fosse Way junction.

## Allotments

Stretton is interesting in that it has what appear to be some of the earliest recorded allotments in Warwickshire: a 'Gardeners' Allotment Association' was set up in 1825 by the vicar. By 1850 five sites were in use, mostly on Church and Poor's land, with about 100 plots of 1/8 acre let out for approximately eight shillings a year, making a vital contribution to the rural economy. Allotments are still provided at Plott Lane, the site of the original allotments; Stretton Charities and the Parish Council are the administrators.



## Playing Fields

There are two designated playing fields, one adjacent to the Fosse Way (including a football pitch and changing rooms) and the other just off Plott Lane (including a cricket pitch and pavilion).

The Fosse playing field was originally part of Yew Tree Farm. The land was purchased by Robert Campion in 1935 and was presented to the village in memory of his wife. A stone, fetched from a quarry in Nuneaton, was erected to commemorate its opening.

The land for Plott Lane playing field was purchased by the Parish Council with the aid of funds raised in celebration of the Queen's Silver Jubilee in 1977.

## Amenity Spaces

Amenity spaces exist in Hill Crescent, Meadow Close and Squires Road. The small green on Squires Road is popular with children but has led to concerns from some adjacent properties when used for ball games or noisy gatherings.



The centre of the village (see map on page 11) is a designated conservation area. Maps dating back to the 17th century show that the original village expanded from the Well Head along the brook. The addition of a chantry or church on the site of the present church in the 12th century and a manor house (where Manor Drive now stands) encouraged a shifting of the nucleus of the village. The resulting cluster of dwellings around the central area formed the village green. The village conservation area serves to preserve the green and surrounding properties in order that this aspect of parish history is not lost.

The conservation area of Stretton On Dunsmore consists of mostly older parts of the settlement and contains listed buildings and buildings of historical importance.

Within this area, it is not solely the buildings that are important, but also their relationship to one another, to areas of open space, trees, hedgerows and other features and structures that combine to create the special qualities of the village centre.

After consultation it was apparent that the view of the residents is that planning permission should normally only be granted for development in the conservation area where the scale, form, siting, design and landscaping of the development, including the proposed use of materials and any street furniture and apparatus will preserve or enhance the character and appearance of the village centre. Feedback from residents suggests that the centre of the village should be allowed to 'breathe'. Planning restrictions should not be so rigid that they prevent enhancement and restoration.

## Conservation Area



## Listed Buildings

The Grade II listed buildings of Stretton On Dunsmore make a substantial contribution to the attractiveness of the built environment and are a valuable part of the local heritage.

These buildings must continue to be protected under local authority planning policy.

The natural environment of the parish makes a substantial contribution to the quality of life and should be safeguarded for the future. eg: streams, trees & hedgerows, woodland, highway verges etc.

Planning development should ensure that these features are retained where they are important to the environment and visual amenity. Health of trees/hedgerows in question should be taken into account.

## Scheduled Ancient Monument

Knightlow Cross on Knightlow Hill, north of the A45 within Ryton parish, is protected as a site of national archaeological importance.

## Environmental Pollution

In the long term, perhaps the greatest threat to the village comes from climate change. There is growing consensus that global warming is accelerating, mainly due to burning of fossil fuels. Although Stretton on Dunsmore may escape some of the worst impacts (such as rising sea level), the landscape and ecology are likely to change significantly over time.

Although parish residents can have only modest impact on global climate change, there is a need to raise awareness and modify behaviour. People should be encouraged to walk or cycle in the parish rather than use cars, reduce energy demands at home and for transport and make choices that take pollution into account. Introduction of renewable energy generation (such as solar panels and ground-source heat pumps) should be encouraged providing it is on a scale consistent with the village and its rural setting.

Aviation is the fastest growing contributor to climate change, partly because of the way in which aircraft distribute pollution, which has more effect on global warming than equivalent pollution from surface transport. The parish and surrounding area also suffer more locally from pollution from over-flying of commercial aircraft (from Coventry and Birmingham airports), helicopters and light aircraft. Noise is particularly noticeable due to the quiet village environment.

## Green Belt

The parish of Stretton on Dunsmore lies within countryside designated as Green Belt. Planning policy should continue to be a general presumption against inappropriate development, which would reduce the open character of land in the Green Belt and be contrary to the purpose of its inclusion.

Rugby Borough Council policy states that Green Belt affords the greatest protection of land and therefore only in very exceptional circumstances will development be permitted in the Green Belt. This position is overwhelmingly supported by the residents of the parish.

## Mediaeval Field System

There are a number of distinctive ridge & furrow fields eg the 'Green Wedge' and also behind the Shoulder of Mutton public house. These fields are in private ownership and are locally recognised as features of historical significance which are vital to the character of the village and should be preserved.

## Open Space

Stretton on Dunsmore has a diverse resource of open spaces that provide a variety of opportunities for leisure, sport and recreation facilities.

These open spaces should be safeguarded and enhanced to provide social and environmental benefits, thus ensuring an attractive place to live, which promotes social inclusion.

*Conservation  
of the  
Natural  
Environment*

## Site of Special Scientific Interest

Ryton Wood (Grid Ref. SP381725), in the parishes of Stretton and Ryton on Dunsmore, is a Site of Special Scientific Interest (SSSI) under the Wildlife & Countryside Act 1981. This SSSI must be safeguarded and maintained as an important conservation site.

Ryton Wood lies within the much larger Princethorpe Biodiversity Opportunity Area, identified in the Rugby Borough Core Strategy as a focus for enhancement both in the quality of green infrastructure and its extent. Stretton lies within this Opportunity Area and should seek opportunities to improve the countryside.

## Tree Preservation

There are many mature trees within the village that are vitally important to its character (for instance the avenue of Limes on the A45 and the large Yew Tree in the grounds of Yew Tree Farm). These trees must be preserved.

All trees within the Conservation Area (with the exception of fruit trees) are subject to Tree Preservation Orders.

## Registered Common Land

There are several green spaces within the village that are vitally important to its character, especially the central green.

Other areas of common land include 'The Slangs', (the long thin strips of land on either side of Plott Lane between the playing fields and the site of the old 'Plott' cottages), and the small gravel area opposite the Village Hall.



## Knightlow Church of England Primary School

The first charity school in Stretton opened in 1789 and the building still stands at 64 and 66 Brookside. In 1862 the school moved to a new building at the bottom of School Lane that has now been demolished. The school gradually expanded and by the early 1970's had become Knightlow Church of England First and Middle Schools, the First School being housed in Hill Crescent. Both schools had the same head teacher.

The present building was opened in 1975 and housed the Middle School and at this point the two schools had separate headteachers. The schools merged under one head in 1995 and became the Knightlow Church of England Primary School.

The school site also hosts a full time nursery and before/after school club.

The school has recently extended the main building in order to accommodate reception classes and increase teaching areas.

The school has traditionally played an important role in keeping young families in the parish and in providing a service to the community with activities ranging from badminton to pantomimes taking place out of school hours. This aspect of the school as part of the local community is valued and should be encouraged.



## All Saints Church

The first church in Stretton was Norman, later rebuilt in the gothic style. The old church was demolished in Victorian times but the site is still visible in the west of the churchyard. Stones from it can be found recycled in several garden walls around the village, providing interesting reminders of the earlier church. A fine new church was built, now a Grade II listed building. This requires substantial upkeep such as renewal of the stonework and roof. Work has also included restoration of the bells and tower.

Land for a new burial ground was purchased in Plott Lane, adjacent to the playing field. In 2007, planning permission was granted for the new cemetery, new access and parking. This will be used when the church graveyard is full.



### Public Houses

There are two public houses in the village, The Shoulder of Mutton and the Oak and Black Dog. The first deeds relating to the Shoulder of Mutton date back to 1757, whilst the building occupied by the Oak and Black Dog is at least three hundred years old.



### War Memorials

Situated on the A45 is a handsome avenue of lime trees planted in commemoration of the men of the 29th Division. This replaced the original avenue planted by the Duke of Montagu in 1740 and damaged by a great storm in 1912. The current trees are protected by a preservation order. Sadly some are now missing and an initiative to maintain and replace them should be undertaken.

Where the Fosse Way crosses the A45 there is a plaque and a memorial commemorating King George V's review of the troops setting off for Gallipoli during the First World War. A wreath laying ceremony is held each year on Remembrance Sunday.

Stretton on Dunsmore's war dead of both wars are also commemorated by brass tablets in the church. The Reverend Collier dedicated the 1st World War tablet on 21st Dec. 1919. It was commissioned from William Morris & Co. Ltd, Westminster & cost £75.00.

There were Roll of Honour vases and a small cross in the church from 1917 in the First World War, and flowers were placed in the vases by mothers of sons at the front.

There was a Roll of Honour list for all serving in the First World War, hung in the church by the Reverend Collier. He intended for it to be hung in the village hall once built. Its whereabouts is now unknown.

There are two registered Commonwealth War Graves in the churchyard.

### Knightlow Cross

The Wroth Silver ceremony held at Knightlow Cross each year is well-attended by people from Stretton, and has become part of the parish heritage. This ancient ceremony has been carried out just before dawn on November 11th for over 800 years. Villages in the Hundred of Knightlow pay their dues (a few pence) to the Lord of the Manor, The Duke of Buccleuch & Queensberry. The ceremony is followed by a hearty breakfast, speeches, toasts and clay-pipe smoking in a local hostelry.

### Doctor's Surgery and Dispensary

The doctor's surgery and dispensary on Brookside offers a wide range of medical services to the parish and surrounding villages.



## Village Hall

Opened in 1920, the Village Hall - operated now as a registered charity - stands at the bottom of Church Hill. It was originally planned in 1918 and built in the 1920s.



Following the First World War a memorial fund was established. £75 of the fund was spent upon engraving and carving a memorial tablet for erection in the Church. The remainder of the fund, (around £29) was designated as the 'Village Hall' Fund.

The Admiral Rose Estate supplied the land for a memorial hall, subject to the committee paying the costs. With an overdraft from the bank of £444 17s 8d, our present Village Hall was underway.

The first village hall fete to raise funds was organised by the Entertainment Committee. The fete was held on 5 August, 1920 in Mr Faulkner's field. It is recorded that the Dunchurch Band was in attendance with dancing in the field from 7pm and in the Shoulder of Mutton hall from 9pm, admittance to be 1 shilling. A

full programme of adult and children's races took place together with a tug-of-war competition and sideshows. Messrs Wise, Underhill and Faulkner all received written thanks for their help at the fete which raised £75 15s 8d towards the hall fund. Despite its attractions, the current building is approaching the end of its useful efficient life, with thermal insulation being a particular issue. Planning permission was granted in 2010 to demolish the current building and erect a replacement on the same site. Fund raising for the new village hall is continuing.

## Methodist Chapel

A former Methodist Chapel is situated on Plott Lane. Services were held here between 1871 and the 1970's. It later fell into disrepair and recently has been converted to residential use.

## Listed Buildings

There are a number of Grade II listed buildings within the Parish-

- Hill Farmhouse, Frankton Lane (formerly Warwick County Asylum for Boys).
- Moor Farmhouse, Brookside (incorporating a former lock-up, or jail).
- Stretton House, Manor House, Church Farmhouse, three tombs and the sundial (all Church Hill).
- Park Farmhouse, Yew Tree Farm, Limekiln Farmhouse.
- Dunsmore House, 2 School Lane.

## Some Features of Note

- Well Head (original site of the village).
- The site of the moat.
- The old school building (64 & 66 Brookside).
- The water pump in Plott Lane.
- The sole remaining cottage from 'the Plott' called Plott Cottage.
- Cottages along Brookside dating back to the 17th century.
- The Knightlow Hill Toll cottages.
- The red telephone box.

## Flora and Fauna

Mature trees and hedgerows make a vital contribution to the appearance of the parish. The following trees are particularly important: the lime tree planted on the central green to commemorate Queen Victoria's Jubilee in 1887; the yew trees in the churchyard, the lime avenue on the A45 and the mature trees, coppices and hedges along the lanes into the village. It is important to preserve the hedgerows we still have and where possible to replace those that have been lost (e.g. along the footpath between School Lane and Brookside). The village green has been planted with bulbs giving a fine show in spring. Bluebells, primroses and other wild flowers are found in the ancient Bull & Butcher Wood. Wild flowers in the lanes and elsewhere in the parish are also important.

## Public Rights of Way

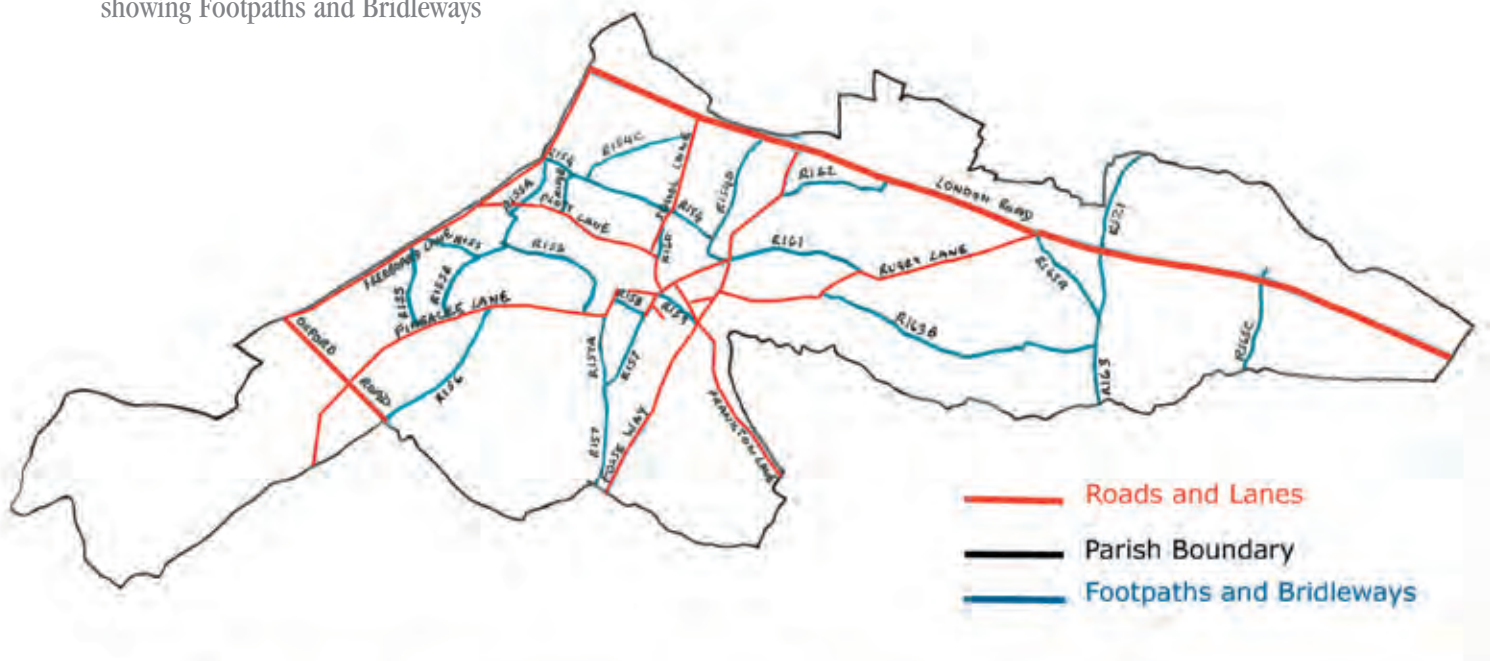
The rights of way around Stretton are shown on the definitive footpath map issued by Warwickshire County Council (a copy of which is held as part of the Parish Records). It was last updated in 1988 and since that time there has been only one footpath variation order in the area concerning land adjacent to the old service station on the southbound A45, just to the east of the Fosse.

Some footpaths are well used whilst others are overgrown or difficult to access. Not all are marked where they leave the road, and this should be remedied. There are some well-used bridleways (e.g. towards Lime Kiln Farm from Rugby Lane).

Potential problems can arise where rights of way go through gardens or working farms; safe and sensible diversions should be negotiated where appropriate.



Map of Parish Boundary showing Footpaths and Bridleways



## Businesses, Trades and Services

A variety of businesses/trades operate within the parish some of which operate from dedicated premises. Parish businesses include:

General Store	Gardening Services
Post Office	Nursery/Childcare
Pubs	Carpenter
Graphic Design	Builders
Recording Studio	Petrol Station
Translation Services	Kennels
Environmental Consultant	Plumber
Livery Stables	Cleaning Services
Hair Salon	Mobile Library
I.T. Services	Painter & Decorator
Garage	Mobile Greengrocer
Garden Nursery	Farms

## Health Services

The presence of a thriving Doctor's surgery and dispensary in the village is a welcome asset to the parish although recent Health Service reorganisations have seen the closure of many facilities at the 'local' hospital of St. Cross in Rugby. Patients using the most common facilities of Accident and Emergency and Maternity must travel to Coventry for the nearest service.

## Emergency Services

Stretton on Dunsmore's location increases response times from the emergency services as these are predominantly based in Rugby, some eight miles distant. Stretton on Dunsmore is fortunate to be covered by the charity funded Warwickshire and Northants Air Ambulance.

## Policing

Stretton on Dunsmore is covered by a Police Community Support Officer who can be contacted via Rugby police station. A mobile police station also visits the village periodically. A Neighbourhood Watch scheme was started in 1970 and remains active today. A scheme for marking property with the product **Smartwater**<sup>®</sup> has been undertaken and warning signs erected in the village

## Utilities

Water is supplied by Severn Trent Water Limited and is principally hard in nature being sourced mainly from the Avon at Rugby. Water quality is generally good and the underground infrastructure sound. Water pressure is adequate in most parts of the parish with, in general, only the houses at the top of Bartletts Hill suffering reduced pressure at times of high demand.

Drainage systems vary in age with the development areas of the village. The majority are combination foul and storm water drains which fall to a pumping station located adjacent to Stretton Brook, downstream of the Shoulder of Mutton public house. Most foul drainage is in adequate condition. Surface water flooding during storms has from time to time affected areas of the parish and has latterly increased due to an apparent decrease in the maintenance of gullies and silt traps on verges.

Central Networks are responsible for the local electricity network. A number of substations provide domestic power via both underground and overground cables. Continuity of supply has been a subject of concern for many years and whilst improving, short power cuts are not uncommon.

Mains Gas was brought to the village in 1988 by British Gas. Prior to this date many properties used either solid fuel or oil based heating systems. The gas supply is very stable.

Telephony and data services are available from BT via overhead telephone cables from an exchange in Wolston. Telewest operate a cable through the village (under the pavement on the East side of the Fosse) but make no service connections at this time. Current broadband services are constrained by the distance from the Wolston exchange. The introduction of high-speed broadband would be beneficial to local businesses and leisure activities and would make the village more attractive as a place to live and work.

Mobile telephones from most service providers operate in the parish being serviced by a cell antenna located on the site of the former Bob's Café. Parish residents, in common with many populations, have expressed concern at the siting and proximity of proposed mobile telephone masts.

### Out of School Care

A small number of childminders operate in the parish providing services to working parents with pre school children. A substantial childcare business has developed and is conveniently located adjacent to the school. The Knightlow Childcare Partnership offers a pre-school nursery, before school care from 8am and after school care until 6pm. The service is well used and benefits greatly from its close working relationship with the school.

### School Crossing Patrol

The Parish Council funds a school crossing patrol at the junction of Brookside and the Fosse.

### Social Life

Stretton has a huge variety of annual and ad-hoc social and religious events and recreational organisations. These reflect the community and social spirit of the residents. At the present time these include:

#### Events

- |  |                         |
|--|-------------------------|
| Duck Race                                  | School Fete             |
| Concerts and Plays                         | May Day Celebrations    |
| Firework Displays-Nov 5th & New Year's Eve | Wroth Silver Ceremony   |
| Winter Warmer                              | Tear Fund Lunch         |
| Summer Fete and Dance                      | Pudding Club            |
| Open Gardens                               | Jumble Sales            |
| Garden Produce Show                        | Charity Coffee Mornings |
| Progressive Dinner                         | Christmas Fayre         |
| Harvest Supper                             |                         |



## Village Organisations

Parochial Church Council	Bowls
Ladies Fellowship	Cricket
Womens' Institute	Reading Club
Over 60's	Football
Sewing Group	Badminton
Beavers, Cubs, Scouts	Keep Fit
Rainbows	Bellringers
Parent & Toddler Group	Sunday Club
History Society	Village Hall Trustees
Stretton on Stage	Knightlow School Association
Stretton Chamber Choir	Brookside Surgery Patient Support Group
Friends of the Pays de Montbéliard	

## Community Support

The Church has organised a 'Lifts' scheme for a number of years to enable parish residents to attend hospital appointments. A Good Neighbour scheme also operates whereby each road in the village has one person responsible for welcoming newcomers and helping out in times of need. A Neighbourhood Watch Scheme has been active for many years.

## Communication

There are a number of devices used to communicate social and event information throughout the community. The most significant of these is probably the 'Pendulum': a monthly church magazine that includes advertisements and local community notices including updates from the Parish Council. The Parish Council also sponsors the village web site: [www.stretton-on-dunsmore.org.uk](http://www.stretton-on-dunsmore.org.uk)

There are specialist notice boards for the Parish Council and the Womens' Institute with general purpose notice boards outside the village hall (Pat Kennedy Memorial notice board) and at the junctions of School Lane/Plott Lane and Knob Hill/Fosse Way. A better communication method is the A4 poster attached to telegraph posts in the village.

## Crime

Anecdotal evidence suggests that the level of crime - particularly associated with vehicles, outbuildings and metal theft - has risen in recent years and that the visibility of the police force in the area has reduced. Whilst it is true that force reorganisation has removed local police stations, the overall level of crime is still low compared to the national average, especially in the violent and disorderly behaviour categories.





## Local Needs Survey

The Rugby Borough Core Strategy identifies Stretton as a Main Rural Settlement. While Main Rural Settlements play a minimal role in delivering the strategic housing growth targets for the borough, the strategy is intended to support sustainability and maintenance of existing village services such as schools.

It is vital for Stretton to preserve key facilities such as the Post Office, shop and school. Some local businesses have failed over recent years and their premises have remained redundant, falling into decay. Examples of derelict commercial premises are Bob's Café and "Crazy Daisy's" (successively a pub, club and restaurant), both near the A45. It is important to find sustainable uses for such previously-developed sites.

Development in Main Rural Settlements is principally to support the local community. Any local housing needs will be prioritised over market housing. Periodically, Local Needs Surveys are undertaken to ascertain any specific housing requirements of the Parish. Any necessary development should be within the existing village boundary.

The Local Plan also includes a Rural Exception Sites Policy. In exceptional circumstances, where it can be shown that established local needs cannot be met because there are no suitable sites within the village boundary, Rugby Borough Council would consider affordable housing development on the edge of the Main Rural Settlement. If such exceptional circumstances arose in Stretton, redevelopment of previously-developed sites would be the most appropriate approach for affordable homes for our community.

The Local Needs of September 2011 were based on 140 survey responses (28% response rate). General responses showed the vast majority of respondents are very positive about life in Stretton: 97% thought it a nice place to live. Four survey returns indicated a need for local housing; two of these indicated a need within 2 years, both assessed as needing social rented housing; just one respondent who currently meets the council's local connection criteria has an immediate need. The assessment was of no need for open market housing.

Stretton on Dunsmore is a typical rural parish with a mix of lifestyles and housing characteristic of its Warwickshire location. The village and surrounding parish has a number of specific assets which are valuable and worth preserving but the most significant asset is the overall look and feel of the community and area.

It is recognised by the population in general that change and development are a necessary part of any community if it is to thrive, but development which threatens to undermine the environmental mix is widely opposed. Currently the parish is under gradual threat from a number of sources which are beyond local control and which derive from the village's geographic location rather than the community-

## Summary and Review

- The proximity of major population centres such as Coventry and Rugby, combined with an efficient road system makes the parish attractive to those who are prepared to commute.
- The village's proximity to major roads can be a benefit for some residents but as these highways are 'improved' to handle increased volume the quality of parish life decreases by virtue of increased noise and pollution.
- The development of major trunk roads has a negative aesthetic appeal on the approaches to the village.
- The increase in car ownership is not being matched by facilities for parking/garaging which in turn threatens residents' own access, safety and amenity.
- The trend towards regionalisation of schools brings a new class of commuter schoolchildren who are required to use large public transport vehicles for either transferring into the village or transferring to neighbouring towns for secondary education.

The parish derives much of its character from the eclectic mix of housing.

The majority of residents favour the status quo and no expressions of desire for radical change have been vocalised. The Village Design Statement therefore makes a number of recommendations that should be considered when reviewing development proposals of any nature.

## A. Affecting all Property.

- A1. Mature native trees, wherever possible, should be retained. Planting of new indigenous species should be encouraged where appropriate.
- A2. Individual trees, woodland, copses, hedgerows, ponds and field patterns help to form part of the landscape setting of the parish and should be conserved, maintained and enhanced wherever possible.
- A3. The (re)planting, restoration and management of trees and hedgerows should be encouraged, in order to improve wildlife habitat.
- A4. Open spaces should be encouraged.
- A5. Any housing development should be in keeping with the existing skyline and comprise a mix of housing size.
- A6. Any housing development should be small scale and in keeping with the existing character of the surrounding section of the parish. If more than one dwelling is built, a variety of style, scale and materials should be employed.
- A7. In all development building materials should blend in with existing buildings, particularly those in the immediate vicinity. Any infill development of gardens, orchards or other small plots of land should be in keeping with surrounding properties.
- A8. Any extension to buildings should use materials and design features in keeping with the original.
- A9. Restoration of existing buildings should be encouraged, where appropriate, to retain their distinctive features.
- A10. Working buildings (e.g. farm buildings) should be retained where possible and the external appearance altered as little as possible if they change usage.
- A11. Any new development should be provided with garaging or adequate off-street parking facilities that comply with central government guidelines. Detached garages should have pitched, rather than flat roofs.
- A12. Spaces between buildings should not be infilled with buildings or extensions that obstruct views out of the village.
- A13. Street lighting should be erected to ensure the minimum spillage of light.
- A14. Redevelopment or extension to buildings should not result in the total volume exceeding 125% of the volume at first build.
- A15. Planning permission should normally only be granted for development where the scale, form, siting, design and landscaping of the development, including the proposed use of materials and any street furniture and apparatus will preserve or enhance the character and appearance of the parish.
- A16. The appearance of the rear aspect of properties on the village boundary has a great impact on views into the village; it is important therefore to respect the style, scale and materials of existing buildings.
- A17. Any building extension or development (including agricultural buildings) must respect the scale and informal line of existing buildings.
- A18. Property owners should use indigenous hedging, simple post and rail or palisade fencing to define front boundaries. If brick walls are used they should have a low profile and match the colour and texture of the existing house.
- A19. Proposals that would result in the loss of a community facility (e.g. shop, public house, allotments, common land) will not be supported, other than in exceptional circumstances.
- A20. Any development or change of use that may encourage significant additional vehicle movements (particularly heavy goods) will not be supported.

A21. Whilst renewable energy generation (e.g. solar panels) is encouraged, it should be on a scale consistent with the village and its rural setting and placed in an unobtrusive location. Investment in energy saving measures, such as improved insulation, should be the first priority to help reduce carbon emissions.

A22. Due to the risk of flooding, rainwater run-off from any new property should be piped to storm water drains rather than soak-aways.

A23. New and replacement brickwork should blend in with surrounding walling in both colour and texture.

A24. Extensions should use materials that match the original property with similar roof pitch and window design. The scale of any extensions should be subservient to the original building.

A25. Roof extensions and dormers should not dominate the roof by being over large, bulky or higher than the ridgeline of the original roof.

A26. Garages should be sympathetically related to the main dwelling, whether adjoined or freestanding.

A27. The type, proportions, sub-divisions and materials of new windows and doors should be in keeping with those of the original property. For example, the mixing of different types of windows and doors on the front of the property should be avoided.

A28. In general, only modest front extensions (including porches) should be permitted. These should reflect the character of the existing building and be in proportion to it.

## B. Village Setting

B1. The areas of common land are highly valued and should be conserved and enhanced.

B2. Significant development within the Green Belt, within the Special Landscape Area or outside the 'village envelope' should be vigorously discouraged.

B3. Any industrial and intensive agricultural development should be opposed within the village envelope and its immediate surroundings.

B4. The Village School, Public Houses, Surgery, Shops and Post Office are pivotal to the community and should be supported.

B5. Service businesses and shops serving the local community should be considered as an asset and encouraged.

B6. Care should be taken to maintain the area of countryside between the village and the A45. The fields in the green belt around the village are important to the character of the parish, particularly the 'green wedge' of land bounded by School Lane, Brookside, the Fosse Way and the A45. This currently acts a valuable buffer between the village and the highway.

B7. The village envelope should be maintained and any new dwelling should be within the village boundary.

B8. Parish features of communal value should be supported and enhanced to meet the needs of the community.

B9. The green buffer between Stretton on Dunsmore, the adjacent villages and the towns of Rugby and Coventry is essential to preserve the identity of Stretton on Dunsmore as a parish and should be preserved. To this end no development, which would compromise the green buffer should take place.

B10. The views out of Stretton on Dunsmore are as important as the views within the village itself and should be maintained.

B11. Culverting of brooks or ditches should be discouraged

B12. All trees in the Conservation Area (except fruit trees) are subject to Tree Preservation Orders (TPO). The terms and conditions of TPO's will be supported. Any proposed development that contravenes a TPO will not be supported.

B13. The following summary of the character of Stretton on Dunsmore should be taken into account when considering development proposals:

- a. Situated amidst gentle rolling countryside.
- b. Footpaths and bridleways converge on the village.
- c. Mature trees punctuate the village.
- d. Open spaces, the 'green wedge' and green corridors link the village to the countryside.
- e. Narrowness of street scene.

B14. Security lighting - whether private or associated with business premises - should be sited so as to minimise light nuisance to adjacent properties and road users. Light pollution from all external lighting including road lighting should be minimised.

B15. Wherever possible, dustbins should be sited and stored out of sight.

B16. Caravans should be stored off-road and out of sight wherever possible.

B17. Gas and oil tanks should be sited unobtrusively.

## C. Highways and Byways

C1. The central green, junction triangles, significant verges and other community/open spaces within the village should be retained, protected and actively managed.

C2. Roads within the village and surrounding lanes should not be widened, in order to discourage through traffic and speeding. However, the existing road surfaces, drains and verges should be maintained to a high standard.

C3. The impact of street signs should be minimised where possible, without affecting safety. The need for signs should be reviewed and opportunities taken to combine them where possible.

C4. Street furniture should be sited with sensitivity and grouped to reduce any visual clutter.

C5. Name signs, lighting and street furniture erected in the parish should be of rural character.

C6. Public footpaths should be signed, maintained and managed for accessibility. Where footpaths cause problems for landowners rerouting is preferred over closure.

C7. Whilst improvements to pavements and cycle routes are to be encouraged, roads through the parish should not be modified to either increase volume or speed of vehicles.

C8. Cut Throat Lane should be preserved as an un-surfaced sunken track bordered by hedges and native trees.

C9. Replanting of trees should be considered to help shield the village from traffic noise on the A45 and Fosse Way.

## D. Village Centre/Conservation Area and Listed Buildings

Guidelines from sections A, B and C above apply, plus:

D1. Consideration should be given to extending the Conservation Area to include other significant parts of the village.

D2. The examples of original pavement made of stone setts at the bottom of School Lane, outside the shop and adjacent houses should be preserved.

D3. The red telephone box is a feature of the conservation area and should be retained.

D4. Exterior maintenance (e.g. replacing windows or doors) on listed buildings and for properties within the conservation area, owners should replicate the original design and carry out works in consultation with the Conservation Officer at Rugby Borough Council.

D5. Property owners are encouraged to re-instate original features that have been lost by reproducing from historical evidence.

D6. The scale and informal line of existing buildings will be respected.

D7. Properties within the Conservation Area should be painted in colours appropriate to the age and style of the building.

D8. Consideration should be given to the Opportunities for Enhancement identified in Rugby Borough Council's Conservation Area Appraisal dated October 2009.

## E.1920's to 1950's Expansion

This includes (in whole or part) Plott Lane, London Road, Rugby Lane, School Lane, Moor Farm Close, Meadow Close, Fosse Way, Brookside, Hill Crescent, Croft Close and Church Hill.

Guidelines from sections A, B and C above apply, plus:

E1. In order to avoid in-filling of spaces between buildings, properties should be extended to the rear rather than the side.

## F.1960's Expansion

This includes (in whole or part) Orchard Way, Manor Drive, The Paddocks and Brookside.

Guidelines from sections a, b and c above apply, plus:

F1. Use hedges to define boundaries and planting to soften and enhance front gardens.

F2. Open plan to fronts and sides of properties should be retained.

## G.1970's Expansion

This includes Squires Road, Roberts Close and Kaysbrook Drive.

Guidelines from sections a, b and c above apply, plus:

G1. Open plan to fronts and sides of properties should be retained.

G2. Common 'green space' areas to be preserved.

*Parish  
Plan Policy  
Statement*

## ■ Parish Plan Policy Statement

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# Parish Plan Policy Statement

The Parish Plan Policy document is based on the Village Design Statement and additional research carried out for the Parish Council. It gives short, medium and long term objectives which the Parish Council will work towards and also outlines aims that will be borne in mind when decisions are taken by the Council on specific action requests. These aims and objectives have been set by the Parish Council, based on an appraisal of the work done by the Plan Group.

The plan incorporates the parish's vision for Stretton on Dunsmore. It does not discuss every road and street but does treat every section of the parish with equal weight. The Parish Plan Policy, Village Design Statement and Design Guidelines are material considerations in planning terms. This means they should be major contributions to planning decisions made by Rugby Borough Council (e.g. when planning applications are determined) and by Warwickshire County Council (e.g. for transport investment decisions).

## 1 The Parish

### 1.1 Parish Character

During its normal business the Parish Council will always bear in mind the preservation and enhancement of the essential character of the parish. Reference material for decision making will be sourced from the Village Design Statement (VDS) and where appropriate, resident opinion.

The Parish Council is committed to:

- Maintaining and improving the village green, conservation area and communal open spaces.
- Providing and developing shared resources throughout the parish for the benefit of the community as a whole (for example, volunteer drivers for hospital visits).
- Work with local government and other bodies to provide and improve public services and diversity of opportunity. (e.g. bus services)
- Work with planning authorities exercising prudence when consulted on planning matters to ensure that the essential character of the parish is retained without unreasonably interfering with the evolution of a thriving community.

The Parish Council is continually looking to protect sensitive areas of the parish and will continue to do so. When a specific threat or opportunity arises it will take advantage of the opportunity and guard against the threat.

Specifically as to the character of the parish the Parish Council will:

- Work with landowners to maintain and improve the hedgerows.
- Continue the progressive introduction and replacement of trees and additional flora.
- Work with the local planning authority to develop a sustainable approach to change in the conservation area.

### 1.2 Development

The Parish Council will continue to lobby the Borough Council Planning Department strenuously in order to ensure that the views of the Council and the parish and the aims of the Village Design Statement are taken into account when any proposal for further development in the parish is considered.

The Parish Council will continue to do all in its powers to support and encourage all parish organisations to maintain, promote and develop the amenities that Stretton on Dunsmore can provide for its residents. It will continue to resist proposed development that encroaches on the village and is incompatible with the Village Design Statement.

The Parish Council will, in general, aim to prevent any further development within the parish boundaries unless there is a proven need for the development and that the development is consistent with the Village Design Statement. If necessary the Parish Council will aim to work with developers prior to planning permission being granted in order to ensure protection of the environment and character of the parish and secure maximum compensatory benefit in the form of enhanced community facilities.

The Parish Council sees the development of Coventry Airport as a significant concern and will do all in its power to ensure the airport does not expand and that there is an overall reduction in over-flying and night flights.



### 1.3 Co-operation with Nearby Parishes

The Parish Council seeks to develop relationships with nearby parishes. The aim is to try to develop common strategies on future developments within the borough, providing this does not jeopardise any specific interest of Stretton on Dunsmore.

### 1.4 Housing

In general the Parish Council is opposed to new development unless it fulfils a proven need and represents an improvement to the parish.

When considering whether to support or oppose planning applications the Parish Council will advocate:

- Styles of new housing, even single properties, to reflect adjacent areas of the parish.
- Smaller cottage type buildings over large, executive-type housing.
- A mix of housing.
- Suitable and adequate off-road parking.
- That designs, including extensions or conversions of existing properties, complement and enhance existing and surrounding buildings.
- Applications adhere to the design guidelines as set out in the Village Design Statement.

## 2 Education

### 2.1 Primary Education

The Parish Council will have the long term aim of supporting improvements to Knightlow Primary School and will approach the County Council Education Department with the proposals which affect the school as set out in the Parish Plan.

The Parish Council supports the provision of pre-school care within the school framework in conjunction with the School and the Local Education Authority.

### 2.2 Secondary Education

The Parish Council is committed to preserving the range and diversity of choice in secondary education and will lobby for the continuance of public transport systems which make this possible.

## 3 Young People and Leisure

### 3.1 Youth Facilities

The Parish Council recognises that there is a perceived shortage of youth facilities within the parish. It also recognises that facilities available within rural areas will be different from those in urban areas.

The Parish Council will endeavour to help organisations aiming to provide facilities for the youth of the parish.

### 3.2 Sports and Leisure

The Parish Council will continue in its efforts to enhance facilities at the Plott Lane and Fosse Way playing fields. It will seek out grants to offset the considerable costs of this provision.

For the younger age group the Parish Council will renew its commitment to the provision of contemporary playground equipment in both the Fosse Way and Plott Lane playing fields.

The Parish Council has provided a skate park in the Plott Lane playing field.

## 4 Public Footpaths, Roadsides, Cycle Tracks and Bridleways

### 4.1 Public Footpaths

The Parish Council will support and promote access schemes for public footpaths, cycle tracks and bridleways where appropriate.

The Parish Council has a long term aim of ensuring all footpaths and bridleways in the parish remain open.

### 4.2 Roadsides Outside the Village

The Parish Council will continue its regular monitoring of verges and hedges of roads without pedestrian pavement and press the County Council for action when necessary.

### 4.3 Cycle Routes

The Parish Council will support and maintain the current cycle route through the parish and give consideration to the marking of new routes.

## 5 Environment

### 5.1 Dog Fouling

The Parish Council will continue to monitor this problem and encourage offending dog owners to be socially responsible. The Parish Council has provided bins and disposal services.

### 5.2 Recycling

The Parish Council sees recycling as a very important initiative and will continue to lobby the Borough Council to extend the range and quality of recycling available to residents.

### 5.3 Noise

The Parish Council recognises that noise, from a variety of sources, can be a problem that can seriously reduce the quality of life of people affected. The Parish Council will support actions to reduce noise pollution.

### 5.4 Light

The Parish Council recognises that light, from a variety of sources, can be a problem that can seriously reduce the quality of life of people affected. The Parish Council will support actions to reduce light pollution.

### 5.5 Tree Preservation

The Parish Council recognises the importance to the village of the stock of mature trees. The Parish Council will endeavour to maintain the stock of mature trees. Specifically, the Parish Council will support the terms and conditions of all Tree Preservation Orders (TPOs) that exist within the parish.

## 6 Traffic, Parking and Village Pavements

### 6.1 Parking

The Parish Council accepts that a number of locations in the parish can become congested due to the volume of parked vehicles. The Parish Council recognises that the quantity of vehicles owned by residents is not likely to fall (and may well increase) over the next ten years.

The Parish Council has always held that parking of vehicles on pavements and verges is irresponsible. They will continue to take action to ensure that regulations are adhered to.

The Parish Council prefers to adopt a 'persuade and educate' approach to considerate parking throughout the village.

## 6.2 Traffic

The Parish Council recognises the need to reduce and control the speed of traffic through the parish. Traffic calming measures have been introduced on the Fosse and the speed limit has been reduced. In general, the preferred approach is use of natural traffic calming such as narrow or restricted widths and minimal road markings, complemented by orderly and safely parked vehicles.

## 6.3 Roads

The Parish Council does not wish to see any of the roads within the Parish widened, including A and B roads. The Parish Council will endeavour to ensure that adequate, expedient maintenance is undertaken, by the relevant authority.

## 6.4 Pavements

The Parish Council will endeavour to ensure that adequate, expedient maintenance is undertaken by the relevant authority.

The Parish Council will pursue implementation of 'Access for All'.

# 7 Health

The Parish Council supports and will endeavour to ensure the long term provision of the existing health facilities in the parish. These include the doctor's surgery, clinics and dispensary. The Parish Council will work to ensure that parishioners who require home support will receive a quality service.

# 8 Leisure, Recreation and Open Spaces

The Parish Council is responsible for a number of recreational spaces in the parish, which they will continue to maintain and enhance. The Parish Council will continue to monitor the open space amenities that are the responsibility of the Borough/County Councils, in order to ensure that maintenance and enhancement occurs.

The Parish Council will continue to support the many and varied parish organisations/activities.

The Parish Council recognises the importance to the community of having a village hall and will continue to support such a facility.

The Parish Council will support the continuance of the mobile library service.

# 9 Maintenance

The Parish Council will maintain and enhance the public areas of the parish.

The Parish Council will continue to employ a village handyman.

The Parish Council will adopt a 'persuade and educate' approach to the reduction of litter and dog fouling. It supports Borough Council actions to alleviate fly-tipping.

# 10 Crime and Policing

The Parish Council is committed to lobbying for an acceptable level of policing for the rural community. The Parish Council supports regular meetings with the local police to pursue crime prevention and law enforcement in the village.

The Parish Council will continue to promote/support approved local initiatives such as the Neighbourhood Watch scheme.

## ■ 11 Public Transport

The Parish Council will endeavour to keep regular and convenient bus services.

## ■ 12 Burial Ground

The Parish Council will ensure the parish continues to have a burial ground.

## ■ 13 Businesses

The Parish Council recognises that businesses providing services to residents are an important asset to the community.

## ■ 14 Flooding

In order to minimise the likelihood of flooding, the Parish Council will endeavour to ensure that adequate and timely maintenance of surface water drains and the brook are undertaken by the relevant authorities in order to maximise free flow of surface water.

## ■ 15 Civil Emergency Plan

The Parish Council has adopted the Warwickshire County Council Civil Emergency Plan.

In forming the Parish Plan the Parish Council has commissioned the development of a Village Design Statement which identifies the key attributes of the Stretton on Dunsmore parish in the minds of the residents. The initial draft of the Village Design Statement was subject to widespread consultation.

Focus groups of residents with specific interests were formed to consider potential action in various areas. The results of all comments, proposals and requests are contained in a rolling action plan owned and reviewed by the Parish Council.

From a combination of the Village Design Statement, consultation and residents desires elicited during the focus groups this policy framework has been defined and subsequently adopted by the Parish Council. The Parish Council undertakes that progression of items from the action plan will be within the framework of the Stretton on Dunsmore Parish Plan Policy Statement.

## Updates

The documentation which forms the Parish Plan is not static and will be revised to take into account changes in the environment, central and local government policy and the desires of the residents of Stretton parish.

## Specifically

- The Village Design Statement will be reviewed regularly and updated by a person/group to be identified by the Parish Council as required.
- The Parish Plan Policy Statement may be amended at any time by resolution of Stretton on Dunsmore Parish Council.
- The Action Plan will be updated following each Parish Council meeting. The Action Plan contains items for progression and discussion by the Parish Council. Not all items carry equal weighting. It is for the Parish Council to decide in the normal course of its business when and how items on the action plan are progressed.

## Feedback

The Parish Council believes that the Parish Plan should be created by, and maintained for the benefit of, the residents of the parish and therefore welcomes comment on the plan and feedback of all types.

You can make your opinion known to any current Parish Councillor or in writing (by email or letter) to the Clerk of the Parish Council.

*The  
Action  
Plan*

The original village plan was accompanied by a formal Action Plan. This was a separate document designed to provide the focus needed in early years of the village plan to help the Parish Council put the agreed policies into action. With the maturing of the village plan and many actions completed, the Parish Council now uses its normal business processes to continue to monitor the plan and undertake actions as needed.

The Parish Council will continue to consider all suggested actions and prioritise those that are agreed. In order to achieve that, it is vital for residents to continue to inform the Parish Council of their proposals whenever possible. Views and issues can be brought to a Parish Council meeting. Alternatively they can be given to the Parish Clerk in writing or by e-mail. This plan is the product of extensive consultation and the intent is to build on that involvement by the residents of Stretton on Dunsmore.







Parish Plan 2012  
**Stretton on Dunsmore Parish Council**  
[www.stretton-on-dunsmore.org.uk](http://www.stretton-on-dunsmore.org.uk)